

Maier Brewing Company warehouse  
(Frost Lumber Company)  
505 West Market Street  
San Diego  
San Diego County  
California

HABS No. CA-2270

HABS  
CAL,  
37-SANDI,  
30-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS  
CAL,  
37-SANDI,  
30-

MAIER BREWING COMPANY Warehouse

(Frost Lumber Company)

HABS NO. CA-2270

### LOCATION:

501 West Market Street  
(southwest corner of Market and Columbia streets)  
City of San Diego  
San Diego County  
California

U.S.G.S. Point Loma Quadrangle (7.5'), Universal Transverse Mercator Coordinates: 48.4380.3619020

### SIGNIFICANCE:

The Maier Brewing Company warehouse is a commercial/industrial structure with architectural and historical significance as defined under criteria A and C of the National Register of Historic Places. The highly decorated, eclectic architectural style incorporates Mission Revival and Spanish Colonial design elements in an unusual triangular shape, due to the building's location on a triangular lot within the railroad right-of-way. Decorative design details in the stuccoed brick and tile structure, such as a crenellated parapet at the corner entrance, are unusual for a functional type building of this size and location. These features reflect the level of interest, during the 1920s, in reviving historical styles. With a high degree of integrity, the building provides a very strong statement of early 20th-century, small-scale industrial/commercial architecture, of the light manufacturing character of the area, and of the interrelationships among transportation, design, and commerce.

### DESCRIPTION:

The Maier Brewing Company warehouse is a one-story, triangular-shaped Mission Revival-style building. The floor space is 3,550 square feet. The building was constructed on a small lot formed by the intersections of Market Street on the north and Columbia Street on the east, with the Atchison, Topeka & Santa Fe Railway line forming the southwestern boundary. On the Market Street side, the building measures 102.11 feet; the Columbia Street side is 70.80 feet long; and the rear side, facing the tracks, is 124.33 feet long.

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The basic building materials utilized in the structure are hollow building tile and brick, covered with stucco and painted white. Red, mission-style clay roofing tiles are included as decorative elements on the north and east elevations. The door and window frames are Douglas fir, presently painted medium brown. The flooring was originally hardwood in the refrigerated western portion of the building and concrete in the remaining eastern half. The flat asphalt composition roof is drained through downspouts. Remodeling activities in the late 1940s included replacing the hardwood flooring with concrete and installing two skylights.

The front entry to the building is a three-bay corner entrance which faces the corner of Market and Columbia streets. This section is crowned by a crenellated parapet. The door, centered in the middle bay, is flanked by tall, narrow, fixed-pane windows; a short, full-width, fixed-pane window across the top caps these. The left and right bays have large, square, double-hung windows. Each double-hung window has a short, full-width fixed pane above it. The door and all the windows have been covered with plywood.

On all three sides of the building, pilasters create vertical divisions in the elevations of an average width of 15 feet. On the north and east frontage elevations, these features are capped by ornamental corbels, lintels, sections of mission-style roofing tile, and parapets. The north elevation has a stepped and curvilinear parapet flanked by flat, mission-tiled, abbreviated awning sections. The north side has one square, fixed-pane window and a single door with a fixed-pane window above it. The doorway is overhung by a section of narrow, mission-tiled awning.

The east elevation is similar to the north side, though less wide; the curvilinear parapet is not as wide or high, and there is one less tiled awning section on this side. The east side has one square, fixed-pane window; two wide, rectangular, fixed-pane windows; and an overhead doorway sixteen feet wide by ten feet high.

The rear, southwest elevation is plain. This side has one double-hung window and one wide, short, fixed-pane window. Originally, the rear elevation had a single door opening six feet wide. The present configuration of two doorways four feet above ground level, each measuring twelve feet wide and nine feet high, resulted from the 1945 remodeling by the Frost Lumber Company.

The interior of the structure is presently unpartitioned. The flat, wooden roof span is supported by seven posts. As originally constructed, a wall forty-eight feet from the west wall bisected the interior along a north/south line. The western half of the structure was insulated and refrigerated for cold storage. This section had wooden flooring, an insulated wooden ceiling, and a tar paper lining on the block walls. A doorway four feet wide provided access to the room. Originally, the interior had a small office area, fourteen by eighteen feet, in the three-bay front corner and a small washroom in the southeast corner. Only traces of these interior features remain.

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**HISTORY:**

The Maier Brewing Company warehouse was constructed in 1923, on a lot leased from the Atchison, Topeka & Santa Fe Railway Company. The building was served by a rail siding from 1923 until recent years when it was no longer needed. Maier Brewing used the building as a storage and distribution point for its products, "Malt Tonic" and "Select Brew." In 1938, AT&SF approved the transfer of the lease from Maier Brewing to the Expo Stucco Company. The Frost Lumber Company became the leaseholder and owner of the building in 1943, when A. A. Frost paid Paul B. Gurrard, of Expo Stucco, \$3,000.00 for the building.

During the period from 1945 to 1949, Frost Hardwood Lumber Company remodeled the warehouse to more easily accommodate plywood storage. The refrigerated compartment was removed; the interior partitions were removed and support posts were installed; the wooden flooring was replaced with poured concrete; plywood storage racks were built; the existing rear doorway was widened from six to twelve feet and a second one was added; two skylights were installed; and most of the windows were boarded. The building has been well-maintained since that time.

In 1979, the Centre City Development Corporation of San Diego filed a Request for Determination of Eligibility to the National Register of Historic Places for the structure, referring to it as the "Frost Lumber, Corner Building." It was found to be eligible in August, 1979, but was not subsequently registered. The "Frost Lumber Corner Building" was included in a survey of historic structures in the City of San Diego conducted by Charles Hall Page and Associates, Inc. Current plans are to demolish the building as a part of downtown redevelopment.

**SOURCES:**

Charles Hall Page and Associates, Inc.

1980 Documentation of Historic Structures: Historical Research, Alternative Mitigation Measures, and Rehabilitation Cost Estimates for Twelve Buildings within Centre City San Diego. San Francisco.

Frost, Gordon T.

1988 Interview with William R. Manley. San Diego, CA, 28 January 1988. Transcript on file at RECON, 1276 Morena Blvd., San Diego, CA 92110.

Frost Hardwood Lumber Company

Document File. 501 W. Market St., Warehouse Papers. On file at RECON.

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Kugler-Buckley, Joan, and Frank Wolden

1979 Request for Determination of Eligibility for the National Register of Historic Places. Centre City Development Corporation, San Diego.

National Register of Historic Places

1980 E.O. 11593. Determination of Eligibility Notification: Frost Lumber, Corner Building. San Francisco.

Sanborn Map Company

1918- Fire Insurance Maps of San Diego, CA. San Diego Historical Society

1925 Research Archives.

San Diego County Directories

1920- San Diego Historical Society Research Archives.

1925

**HISTORIAN:**

William R. Manley and Stephen R. Van Wormer

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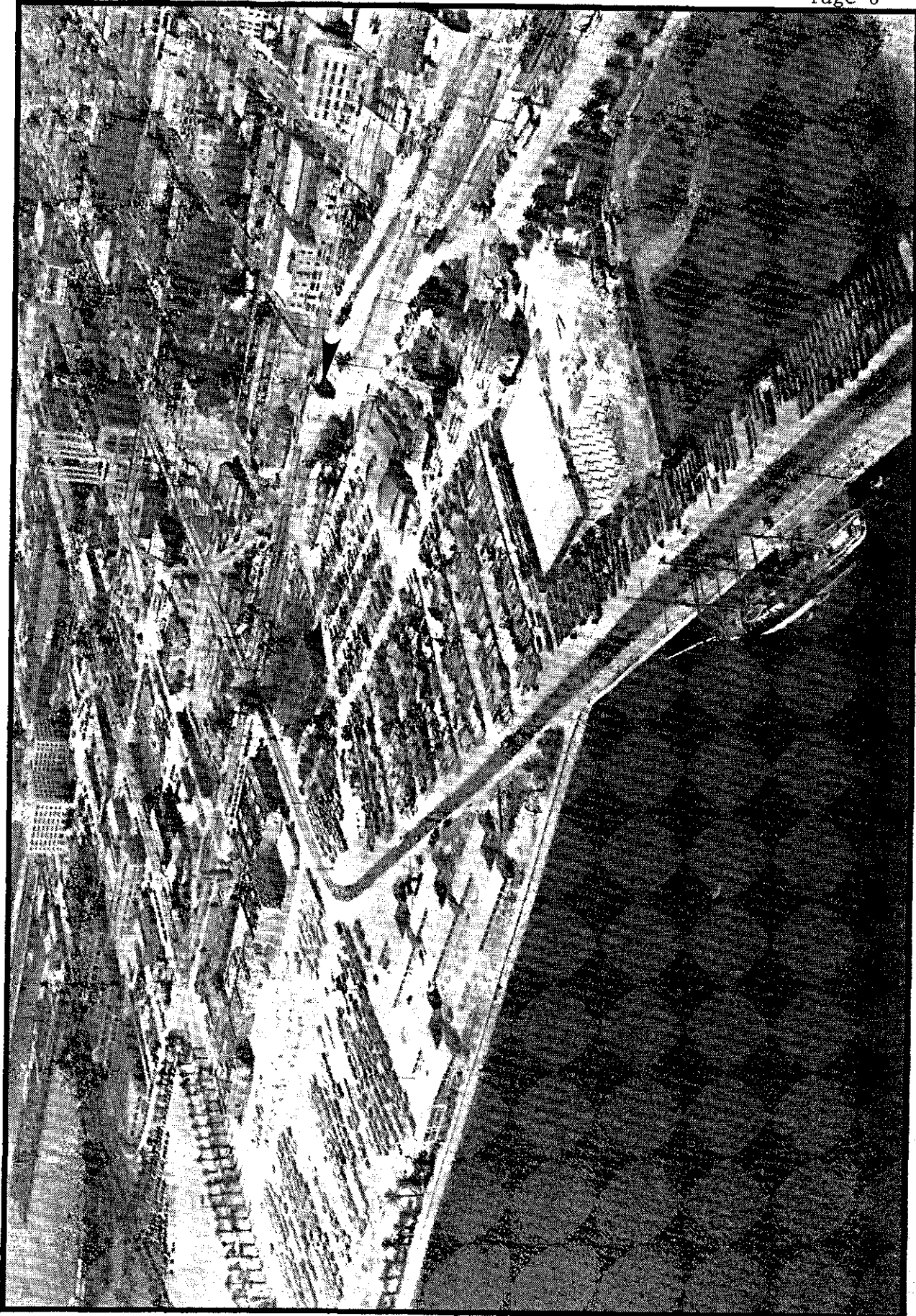


DOWNTOWN SAN DIEGO IN 1941. MAIER BREWING COMPANY WAREHOUSE LOCATION  
INDICATED BY ARROW

SAN DIEGO HISTORICAL SOCIETY TICOR COLLECTION  
REC'D

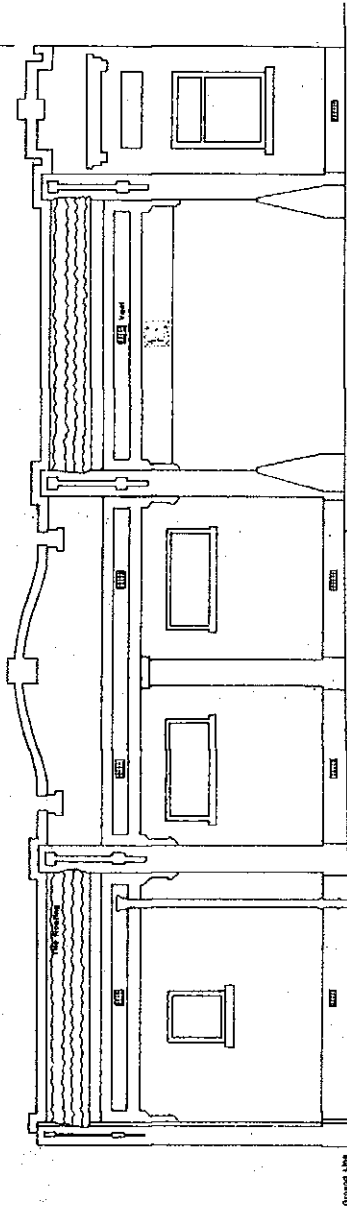


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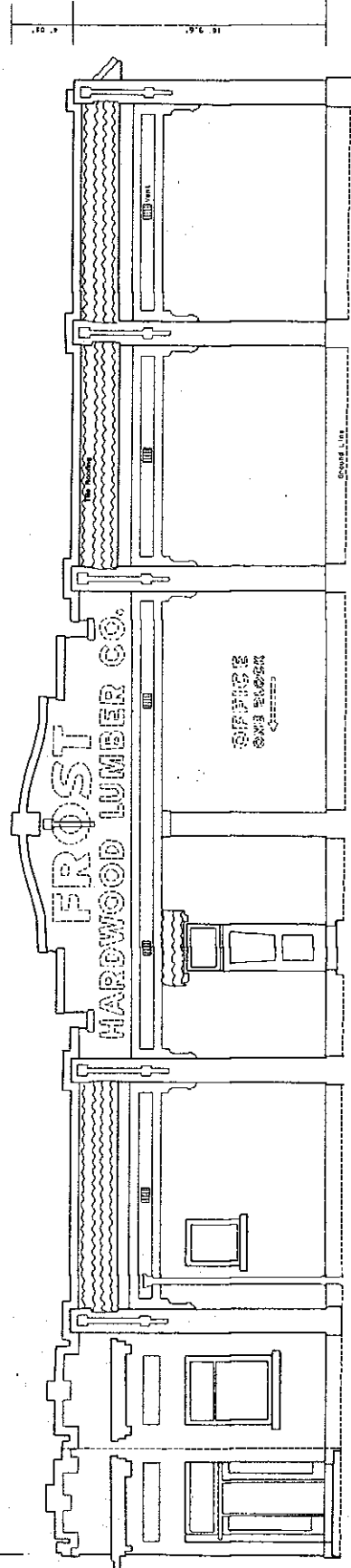


SAN DIEGO HARBOR JUNE 1941. MAIER BREWING COMPANY WAREHOUSE LOCATION  
INDICATED BY ARROW

SAN DIEGO HISTORICAL SOCIETY TICOR COLLECTION  
RECON



EAST ELEVATION



NORTH ELEVATION

MAIER BREWING COMPANY WAREHOUSE ELEVATIONS

REC'D



